



CITY OF  
**FARMERS BRANCH**  
TEXAS

**24-SP-07**

# **1501 & 1505 LBJ Freeway**

CITY COUNCIL MEETING | DECEMBER 10, 2024



# Subject Property



**1501 & 1505 LBJ Freeway**

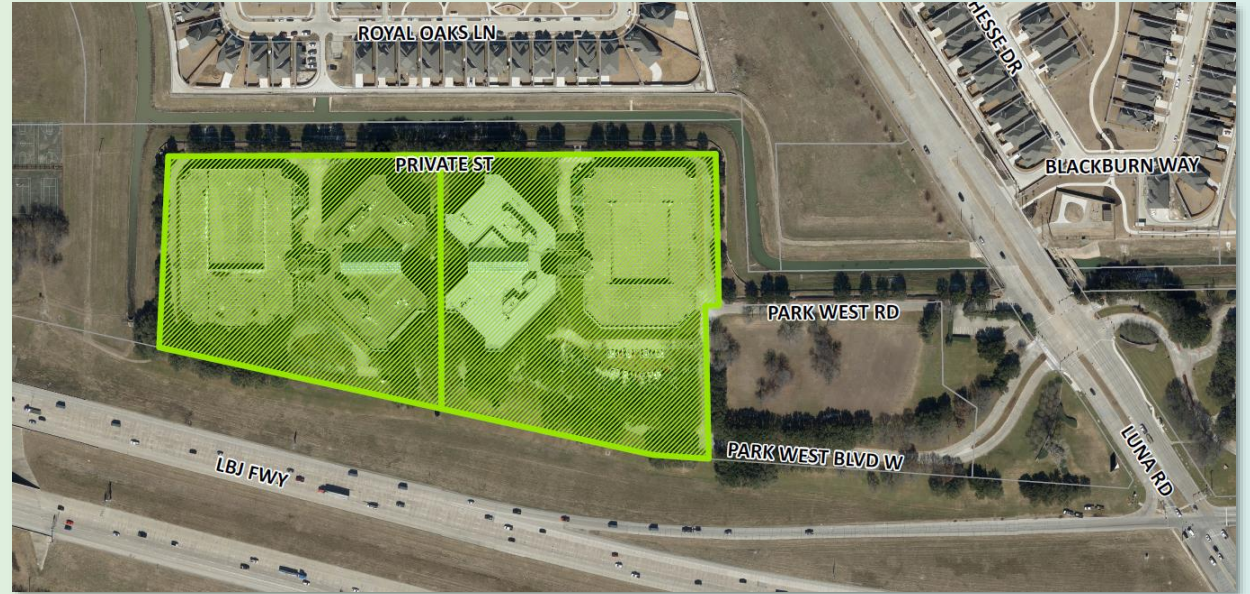


**Zoned Planned Development District No. 78 (PD-78).**



**Detailed Site Plan with special exception for signage.**

- ❖ PD-78 permits 2 wall signs per building.
- ❖ Applicant is proposing 3 wall signs per building (total of 6 signs).
- ❖ Special exception required.
- ❖ Maximum sign area of 300 sqft each.





# Signage Request

Existing



Proposed



1501 LBJ Freeway

1505 LBJ Freeway

# Recommendation

## Farmers Branch 2045 Comprehensive Plan

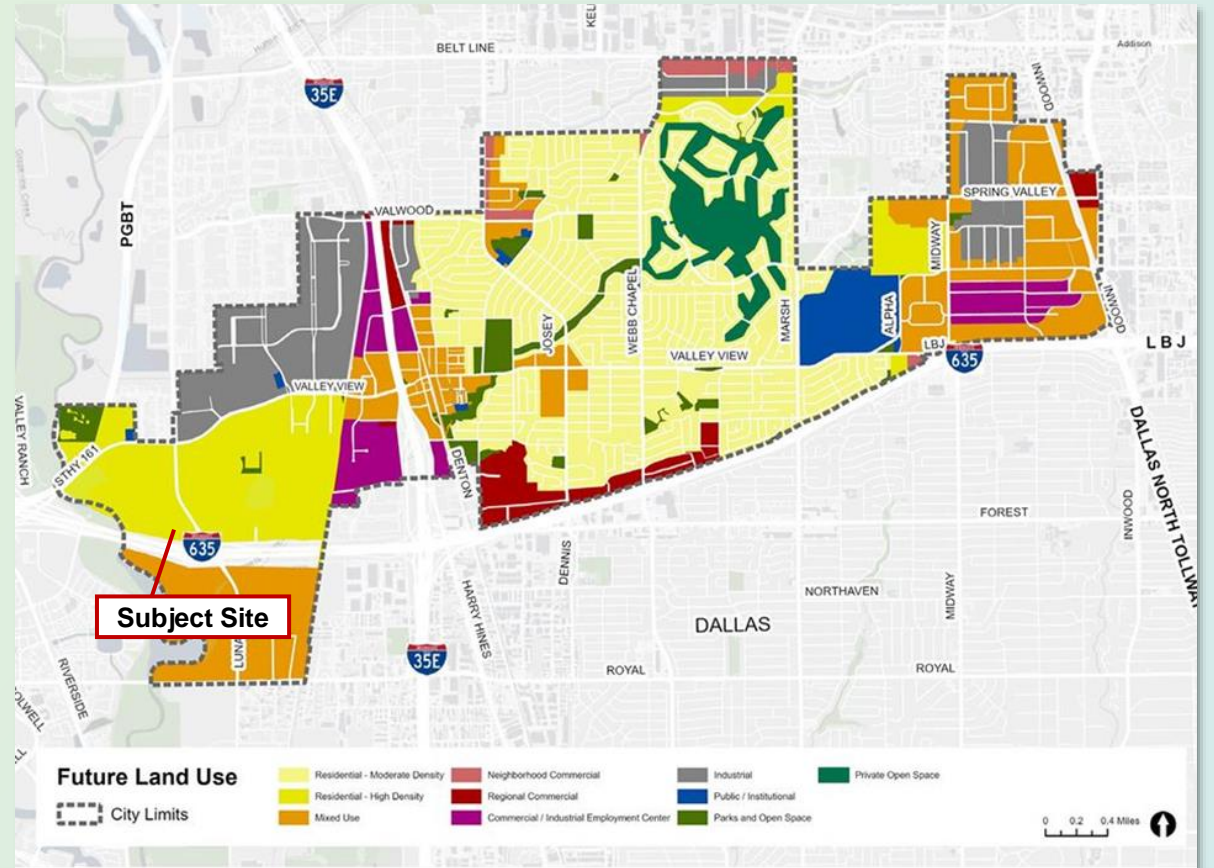
- Designates the property as “High Density Residential” (applies to all of Mercer Crossing)
- No change to existing office use or site layout. Proposed signage is oriented towards highway and away from residential development.

## Public Response

- Notification mailed to all surrounding property owners and published in the Dallas Morning News.
- No correspondence received by staff.

## P&Z Recommendation

- On November 11, 2024, the Planning and Zoning Commission considered this request and unanimously recommended **approval**.





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# Questions?

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